

Design Review - 2004 Clinton Avenue

Project meets all
zoning standards

Design approved by
staff in Dec.

Design called for
review by
Planning Board

Planning Board
Options:

1. Approve
2. Approve with
modifications
3. Remand back to
staff with rec.
4. Deny

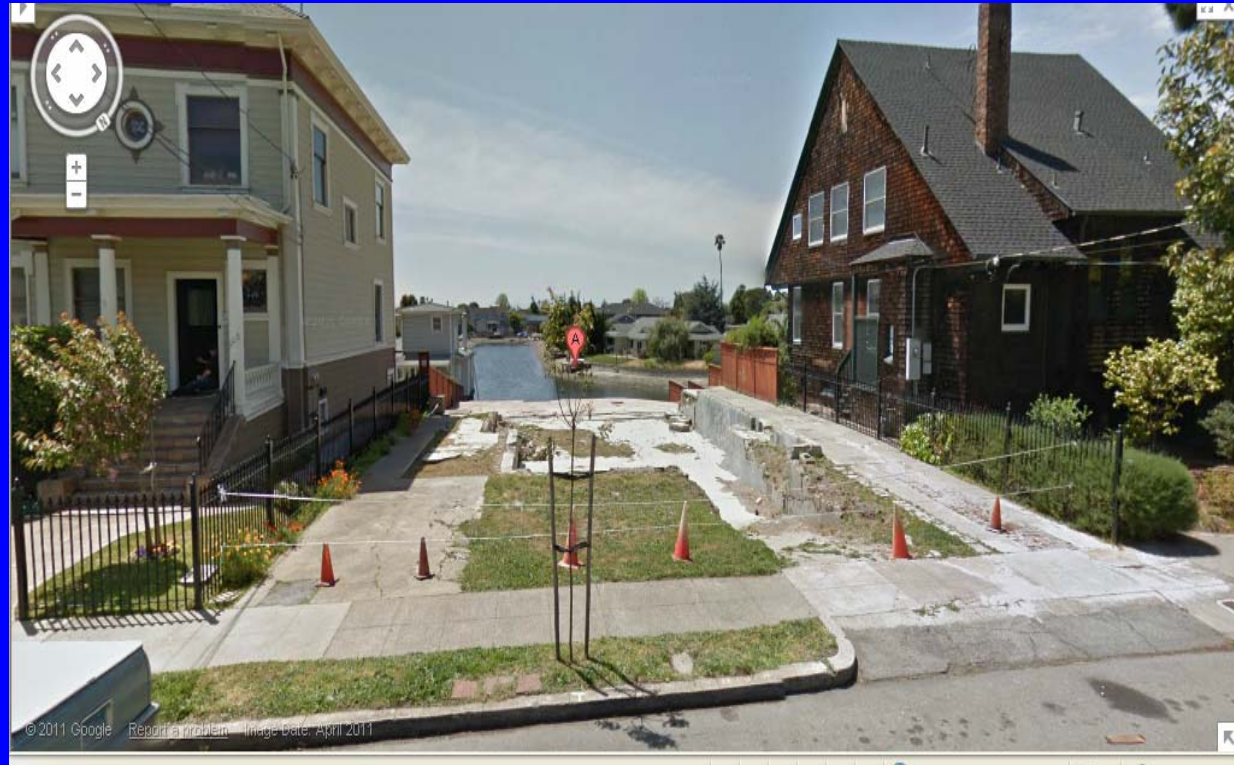


Existing Conditions

Vacant Lot

Duplex destroyed by
Fire in 2008

Backs onto lagoon



Project Site



Higher density neighborhood

Diverse Architectural types

Some development over water

2008 Clinton- Neighbor to the East



2000 Clinton

-Neighbor to the west



2007 Clinton – Neighbor across the street



2020 Clinton



2021 Clinton – Down the Street



2023 Clinton



2032 Clinton-West



Site Plan

Lot extends into water

Meets all lot coverage requirements

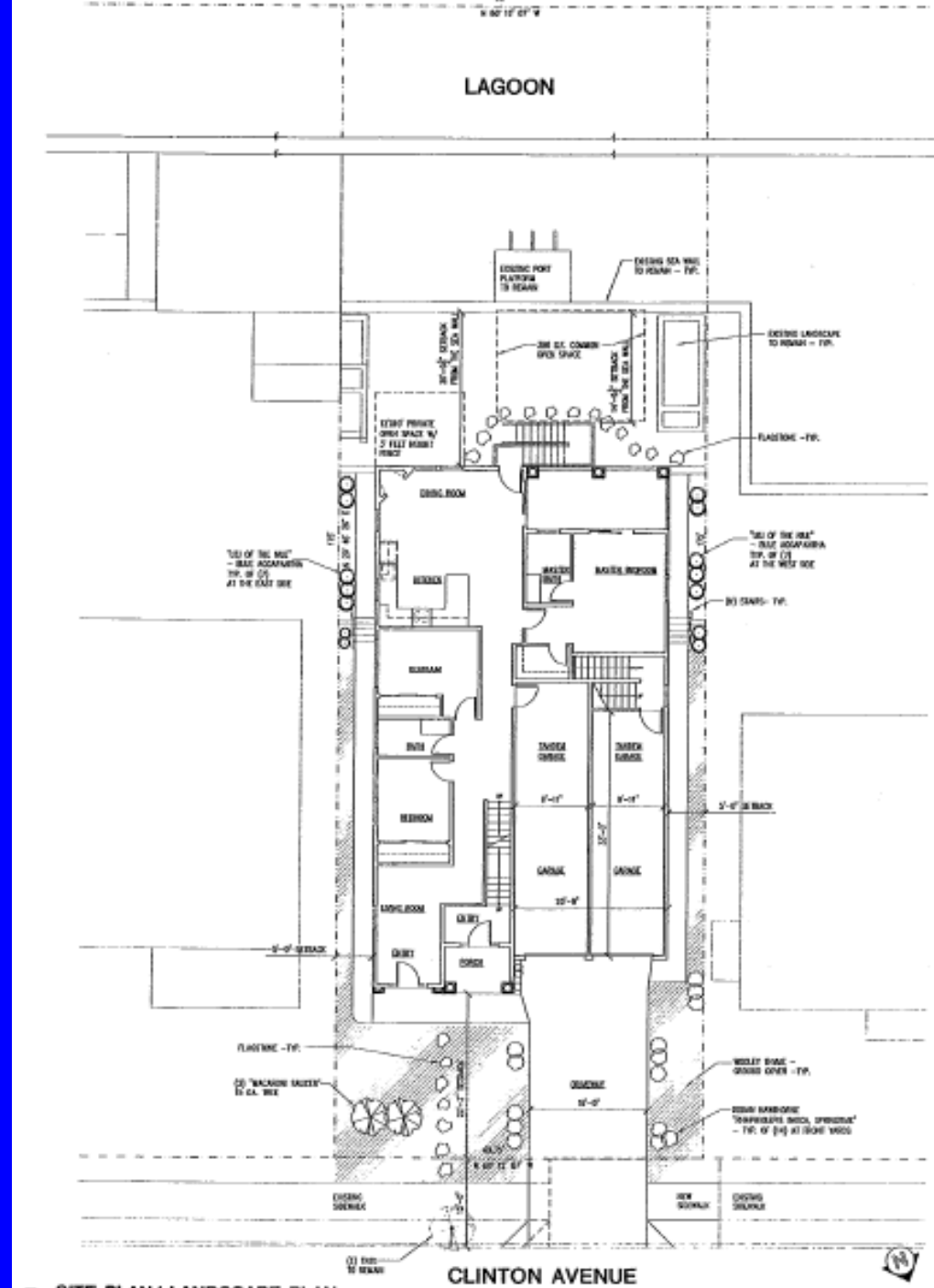
Meets all setback requirements

Includes enclosed tandem 4-car garage.

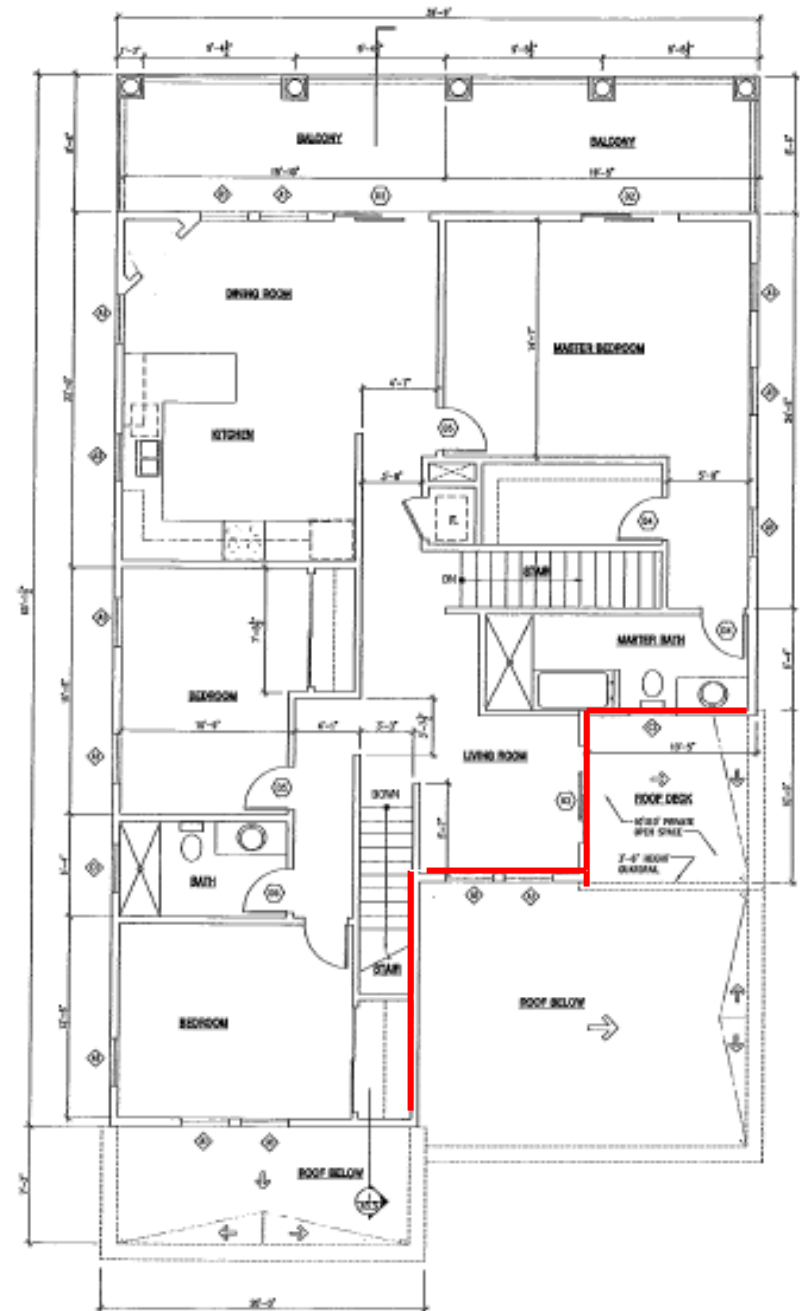
Ground floor unit

Second floor unit

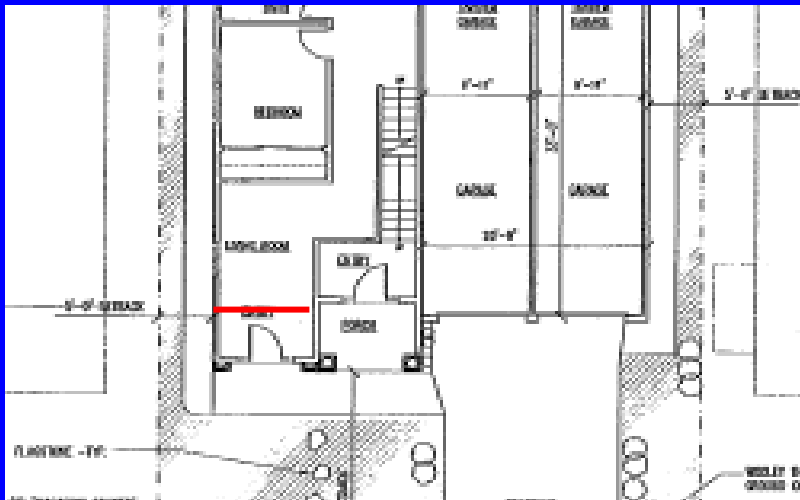
Full basement



2nd Floor Plan



Front Elevation



Possible Modifications for PB Consideration:

- Raise Entry
- Full Front Porch
- Reduce Columns
- Window Alignment
- Reduce and Simplify Tablature

2032 Clinton



Example of:

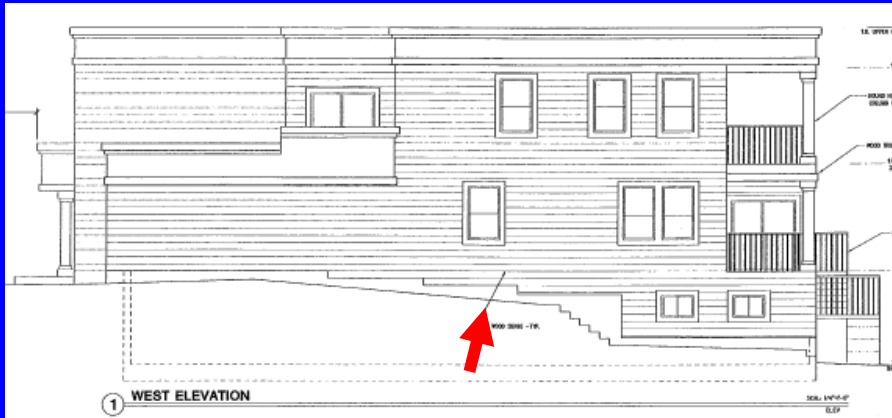
Flat/low roof

Raised Porch with 2
doors on same plane

Column Design

Balance of Vertical
and Horizontal
elements

Side and Rear Elevations Issues



Scale and Massing of Structure:

Depth/Length of Building

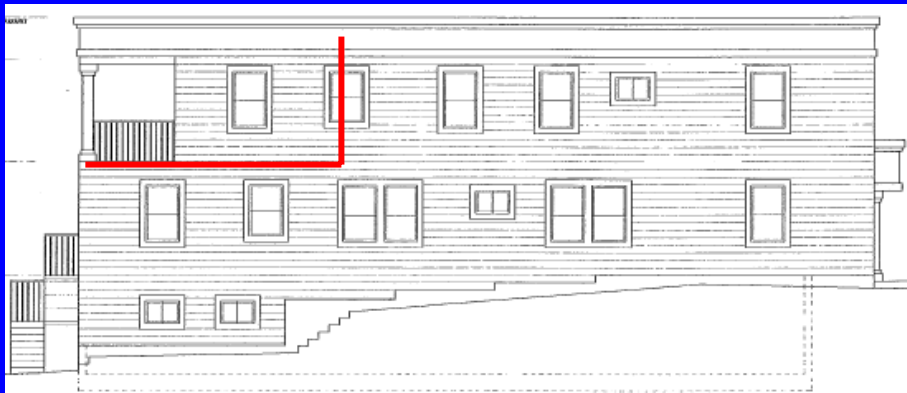
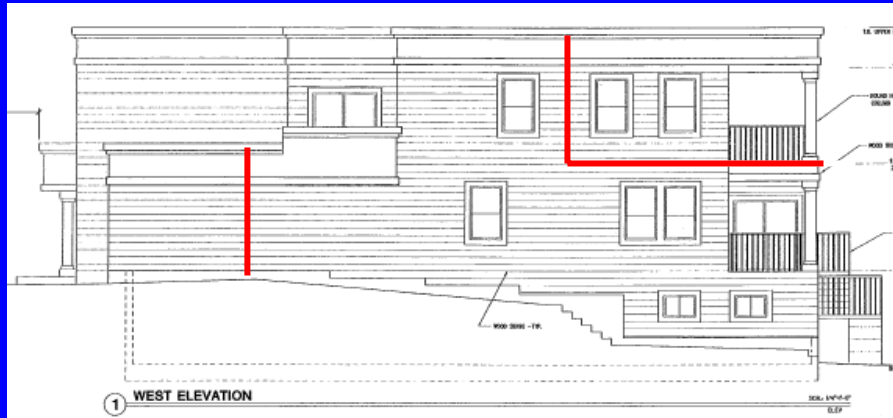
Height of Building/View corridors



2008 Clinton

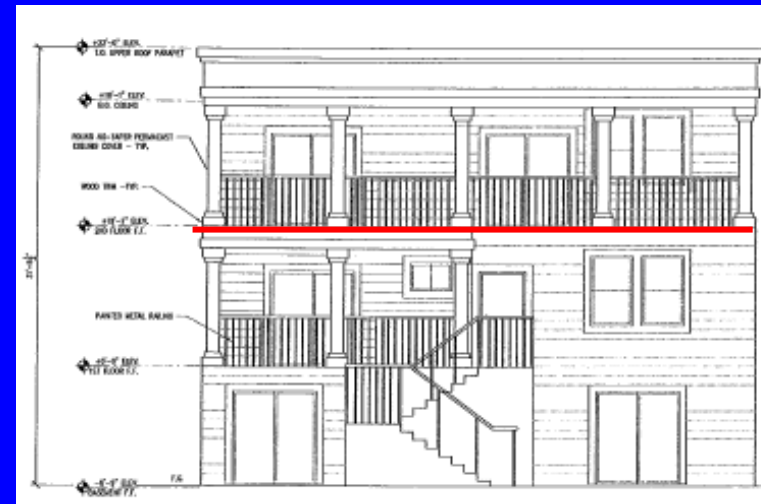


Side and Rear Elevations

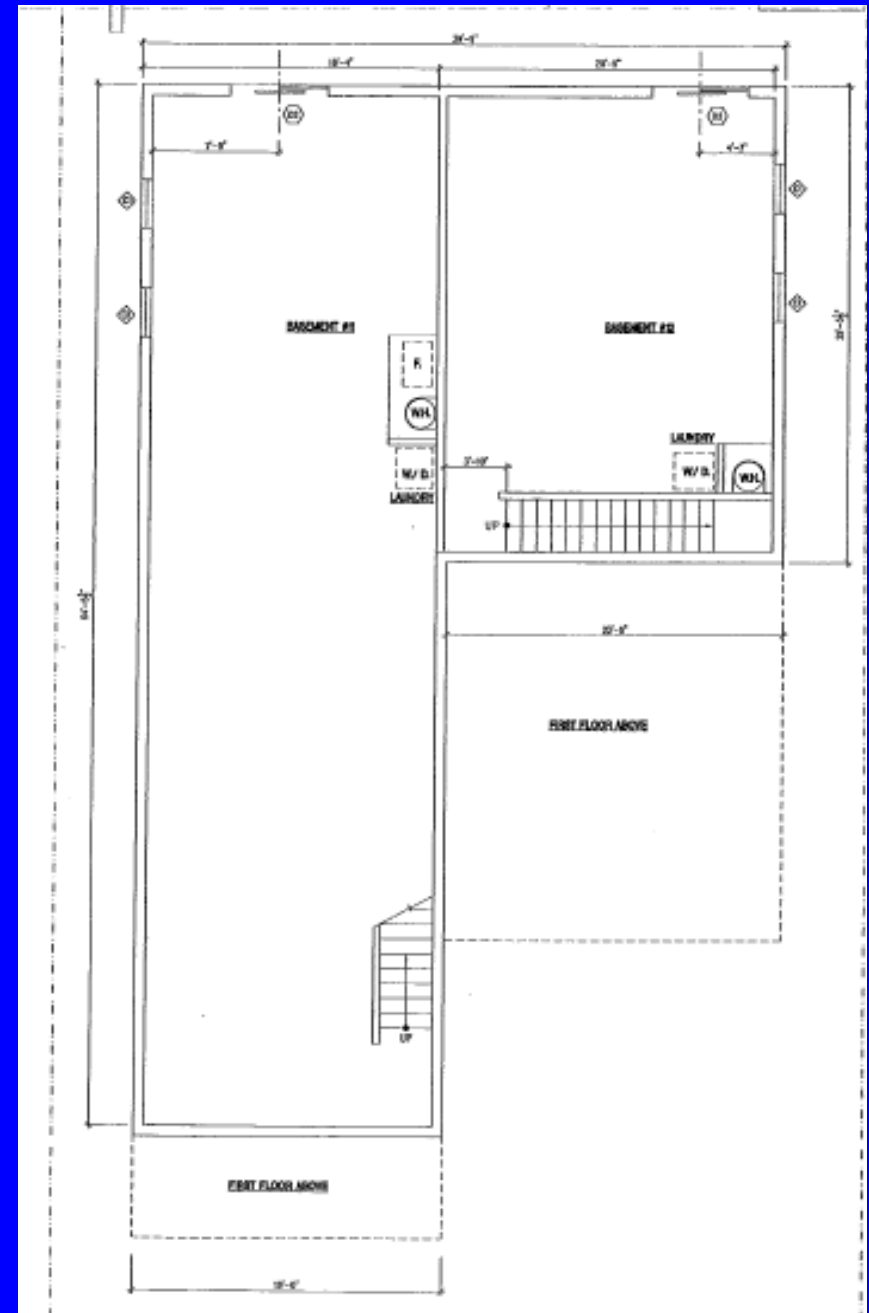


Potential Modifications

- Minor: Garage Reduction
- Major: Step Down



Basement Plan



Recommendation

Staff recommends that Planning Board review proposed design and provide direction to staff and applicant on any appropriate modifications.